

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

33 Ebdon Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$3,210,000

Property Type House

Suburb Brighton

Period - From 06/10/2024

to

05/10/2025

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property		Price	Date of sale
1	1a Dudley St BRIGHTON 3186	\$2,475,000	01/09/2025
2	53 Brickwood St BRIGHTON 3186	\$2,325,000	30/05/2025
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/10/2025 11:41



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Property Type: House
Land Size: 406 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
06/10/2024 - 05/10/2025: \$3,210,000

Comparable Properties



1a Dudley St BRIGHTON 3186 (REI)

Agent Comments

4 5 -

Price: \$2,475,000
Method: Private Sale
Date: 01/09/2025
Property Type: House (Res)



53 Brickwood St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 2

Price: \$2,325,000
Method: Sold Before Auction
Date: 30/05/2025
Property Type: House (Res)
Land Size: 624 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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